

Shared Heritage Services Team response

APP/21/000221

52 Bath Road, Emsworth

Proposal:

Conversion of garage to habitable accommodation, single storey rear extension with balcony at first floor level and render.

The site is located in Bath Road in Emsworth. Part of Bath Road fronts onto the Mill Pond however the site faces onto the properties on the east side of the Promenade. It is included within the boundary of the Emsworth Conservation Area. The site comprises a two-storey, detached property set back from the highway with a front, paved driveway.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Assessment:

The proposed works relate to conversion of the existing garage to living accommodation along with a single storey extension and balcony at first floor and render to the exterior of the property.

With regards to the impact on the designated heritage asset, that being the Emsworth Conservation Area in this case, it is considered that the impact of the proposed works would be negligible.

Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

I would recommend that a condition is attached to any permission to request details of materials including the render finish (painted and if so what colour) and also a sample of the timber cladding.

Conclusion - No objection

22/4/2021